

UPTOWN COUNTERBALANCE
NEIGHBORHOOD

RETAIL SPACE

FOR LEASE

5 West Roy Street, Seattle, WA 98119

For more information:

ROSS NAKAMURA

Broker

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CFRE

COMMERCIAL REAL ESTATE

LEASE OFFERING

AVAILABLE SPACE	5 WEST ROY ST
AVAILABLE SF	908
LEASE RATE	\$41.00 / SF + NNN
NNN/CAM EXPENSES	\$11.00 / SF
LEASE TYPE	NNN
LEASE TERM	NEGOTIABLE

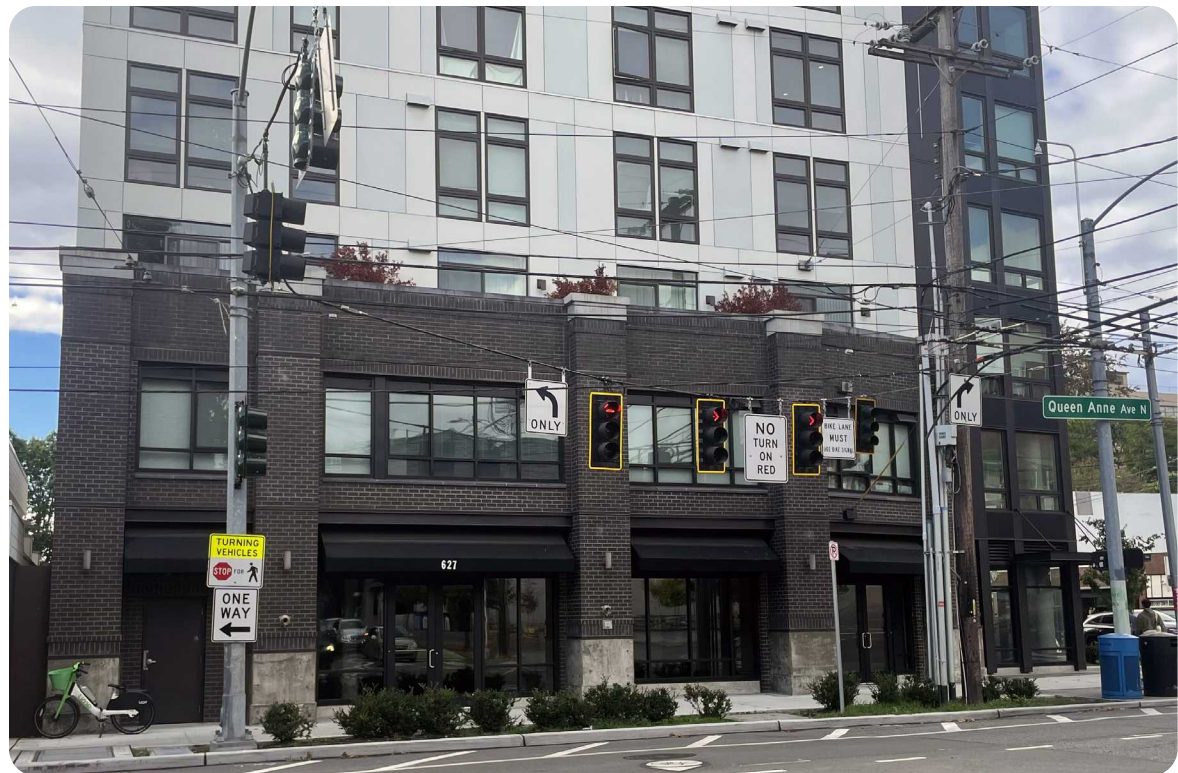
SPACE HIGHLIGHTS

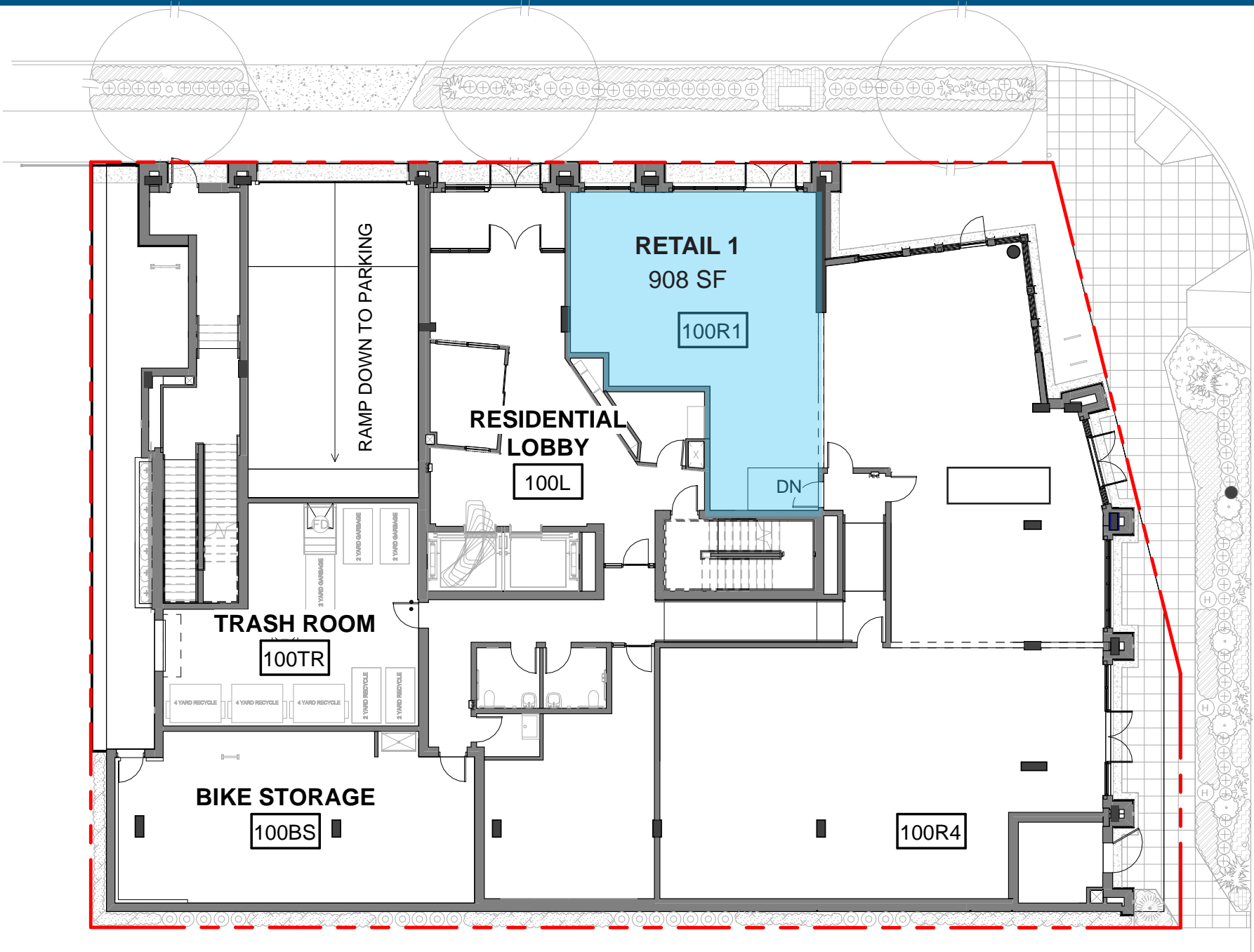
Ceiling height 9-12 ft.
Kitchen potential in space 4
Two (2) restrooms (for tenants only)
WalkScore: 97 - Walker's Paradise
TransitScore: 69 - Good Transit

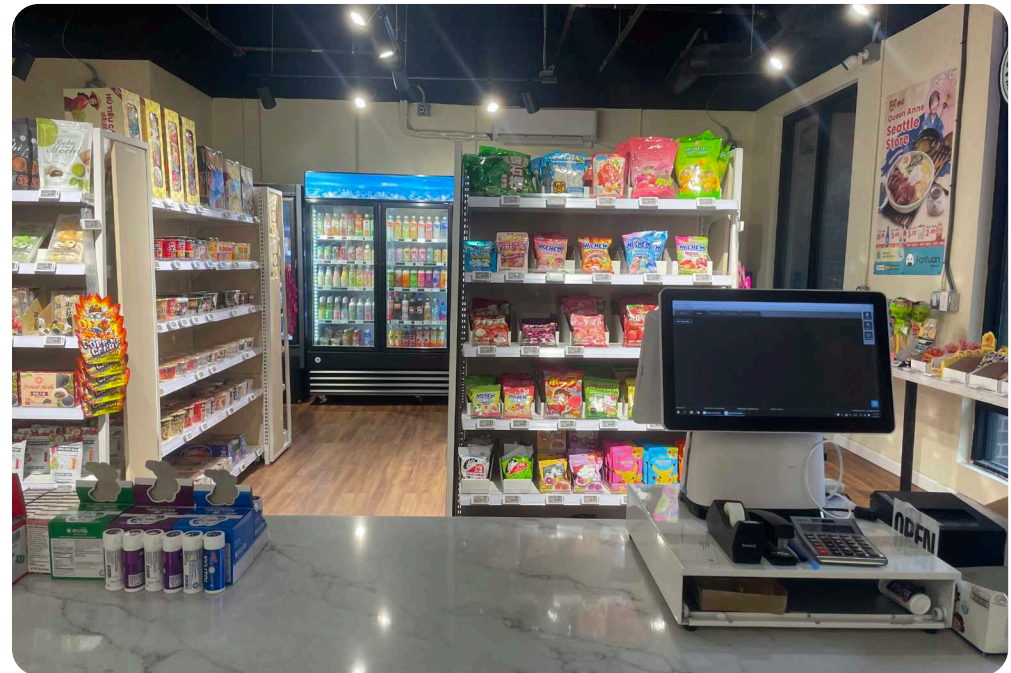
SUMMARY

Roystone features nearly 3,000 sq. ft. of prime street-level space designed for vibrant food, beverage, or hospitality concepts. Positioned beneath 93 modern apartment homes and surrounded by one of Seattle's most energetic neighborhoods, the space offers a built-in audience of residents, visitors, and event-goers just steps away.

Located near Climate Pledge Arena, the Space Needle, and Seattle Center, Roystone delivers unmatched visibility, heavy foot traffic, and excellent signage opportunities. Completed in 2021 with modern storefront design and strong curb appeal, it's the perfect opportunity for restaurants, cafés, or specialty hospitality operators seeking to anchor themselves in a high-demand, walkable community.







POPULATION	1-MILE	5-MILE	10-MILE
Total Population	53,754	521,186	1,106,923
% Growth 2025-2029	1.9	1.2	1.0
Median Age	33.6	34.7	37.3

HH & INCOME	1-MILE	5-MILE	10-MILE
Total Households	33,063	261,046	498,293
Median HH Income	148,599	136,261	138,052

BUSINESS & WORKERS	1-MILE	5-MILE	10-MILE
Total Businesses	2,984	28,113	48,969
Total Employees	41,675	417,202	652,321

- | FOOD & DRINK | RETAIL | AREA EMPLOYERS |
|------------------|------------------------|----------------------|
| Toulouse Petit | CVS | Climate Pledge Arena |
| Caffe Ladro | Safeway | Space Needle |
| Dicks Burgers | Royal Records | Seattle Center |
| Athina | Metropolitan Market | Google |
| GoldinBlack Cafe | Golden Hope | Facebook |
| | UPS | Amazon/AWS |
| | Love June - Hair Salon | Microsoft |
| | Queen Anne Nails | |



97

Walker's Paradise



69

Good Transit



87

Very Bikeable

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